

First Federal Savings & Loan Assn.
of Spartanburg
380 E. Main St. Spartanburg, S.C. 29304

FILED
S.C.
9-23
MORTGAGE
R.M.C. OFFICE

THIS MORTGAGE is made this 16th day of February 1984, between the Mortgagor, JESSE W. DAVIS and JANICE N. DAVIS (herein "Borrower"), and the Mortgagee, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SPARTANBURG, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 380 East Main Street, Spartanburg, South Carolina 29304 (herein "Lender").

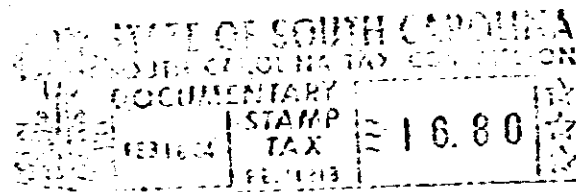
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Two Thousand (\$42,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated Feb. 16, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 3/1/2009.

TO SECURE TO LENDER (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any further advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof therein ("Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 110 of a subdivision known as Farmington Acres according to a plat thereof prepared by Carolina Engineering and Surveying Company, December, 1962, recorded in the R.M.C. Office for Greenville County in Plat Book RR, at pages 106 and 107; and according to a more recent plat entitled Property Survey for Jesse W. and Janice N. Davis prepared by Arbor Engineering dated 12/28/83 and recorded in the RMC Office for Greenville County in Plat Book 10-I at Page 14;

Being the property conveyed to the Mortgagors herein by deed of Doris W. Edens dated February 15, 1984 and recorded in the RMC Office for Greenville County in Deed Book 1206 at Page 445.

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which has the address of 2 Manassas Drive Greenville, SC 29611 (herein "Property Address");

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.